| 108.0 | 0002 | 0045.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 968,900 / 968,900 |
| | | | | | USE VALUE: | 968,900 / 968,900 |
| | | | | | ASSESSED: | 968,900 / 968,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 345 | | WASHINGTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FALCONE GREGG A & CHRISTINA D |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 345 WASHINGTON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DENNEHY KEITH M JR - |
| Owner 2: | - |
| Street 1: | 345 WASHINGTON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,678 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2048 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8678.000 | 492,700 | | 476,200 | 968,900 |
| Total Card | 0.199 | 492,700 | | 476,200 | 968,900 |
| Total Parcel | 0.199 | 492,700 | | 476,200 | 968,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.10 | /Parcel: 473.1

**Legal Description**

**User Acct** 69302

**GIS Ref**

**GIS Ref**

**Insp Date** 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!8509!

## PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0045.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 492,700 | 0 | 8,678. | 476,200 | 968,900 | 968,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 370,100 | 0 | 8,678. | 483,000 | 853,100 | 853,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 370,100 | 0 | 8,678. | 360,600 | 730,700 | 730,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 370,100 | 0 | 8,678. | 326,600 | 696,700 | 696,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 370,100 | 0 | 8,678. | 313,000 | 683,100 | 683,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 355,800 | 0 | 8,678. | 265,300 | 621,100 | 621,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 355,800 | 0 | 8,678. | 251,700 | 607,500 | 607,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 355,800 | 0 | 8,678. | 239,500 | 595,300 | 595,300 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:04:53 |

**LAST REV**

| Date | Time |
|---|---|
| 12/01/20 | 15:02:40 |

danam

8509

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DENNEHY KEITH M | 56661-102 | | 3/29/2011 | | 609,500 | No | No | | |
| DENNEHY KEITH M | 54554-381 | | 4/16/2010 | Family | 1 | No | No | | |
| HENLEY GRANT H | 43257-104 | | 7/9/2004 | | 409,000 | No | No | | |
| MIRABELE GRACE | 30935-520 | | 12/7/1999 | Family | 255,000 | No | No | | |
| | 9480-8 | | 1/1/1901 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/20/2020 | 1317 | Add Bath | 40,000 | O | | | | |
| 10/24/2008 | 1345 | Addition | 73,000 | C | | G10 | GR FY10 | ADD SFL ON EXISTG |
| 10/1/2008 | 1198 | Manual | 4,000 | | | | | gut the first floo |
| 7/12/2004 | 624 | Manual | 6,000 | C | | G6 | GR FY06 | convert garage to |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/26/2018 | MEAS&NOTICE | HS | Hanne S |
| 6/27/2012 | External Ins | BR | B Rossignol |
| 6/18/2009 | Info Fm Prmt | BR | B Rossignol |
| 4/7/2009 | Info At Door | 197 | PATRIOT |
| 9/23/2005 | MLS | BR | B Rossignol |
| 4/1/2005 | Permit Visit | BR | B Rossignol |
| 10/26/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/23/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 69302 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8678 | | Sq. Ft. | Site | | 0 | 70. | 0.78 | 5 | | | | | | | | | 476,236 | | | | | | 476,200 | |

Total AC/HA: 0.19922 | Total SF/SM: 8678 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,236 | Spl Credit | Total: 476,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.16269529 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 145.322 |
| Other Features: | 115969 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 516471 |
| Depreciation: | 23758 |
| Depreciated Total: | 492713 |

## COMMENTS

OF=BMT SINK PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

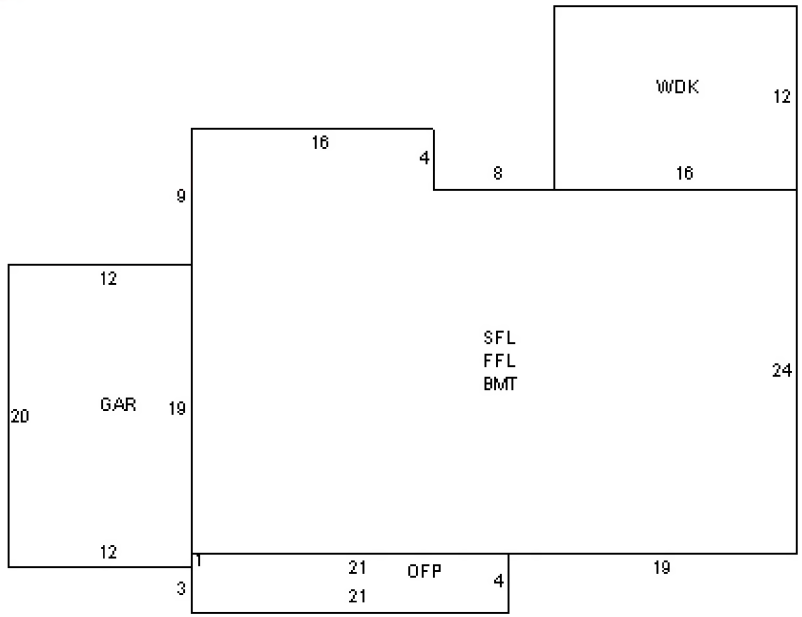
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 159.85 |
| Special Features: | 0 | Val/Su Net: | 137.32 |
| Final Total: | 492700 | Val/Su SzAd | 240.58 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,024 | 43.600 | 44,643 |
| FFL | First Floor | 1,024 | 145.320 | 148,810 |
| SFL | Second Floor | 1,024 | 145.320 | 148,810 |
| GAR | Garage | 240 | 25.410 | 6,099 |
| WDK | Deck | 192 | 11.210 | 2,152 |
| OFP | Open Porch | 84 | 36.140 | 3,036 |
| | Net Sketched Area: | 3,588 | Total: | 353,550 |
| Size Ad | 2048 | Gross Are | 3588 | FinArea 2048 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

108.0-0002-0045.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8x10 | A | AV | 1999 | 0.00 | T | 16 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc